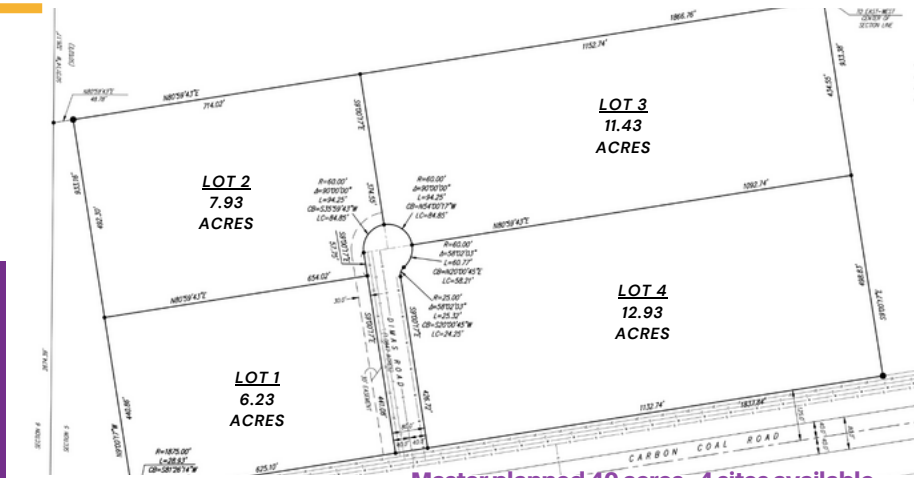




MCKINLEY COUNTY INDUSTRIAL PARK

Carbon Coal Road & US Highway 491
 Gallup, New Mexico
 Latitude & Longitude 35.556870, -108.770053

Owner: McKinley County
 Agent: Anthony Dimas, County Manager



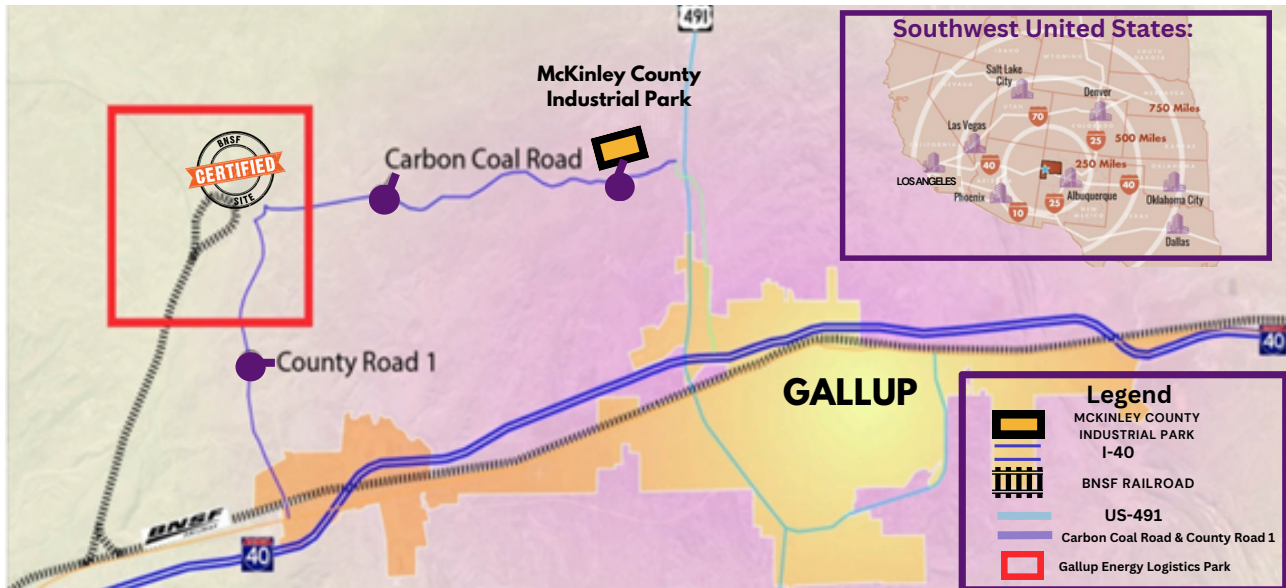
Master planned 40 acres - 4 sites available



Site located north of recently opened Carbon Coal Road, a 5 mile 4-lane highway, connecting US Highway 491 with McKinley County Industrial Park and Gallup Energy Logistics Park.

LOCATION HIGHLIGHTS

The McKinley County Industrial Park (MCIP) contains 40 acres with 4 available plats. Located 2.9 miles north of Interstate 40 (Exit 20, accessed via US Hwy 491 and Carbon Coal Road) and is 4.25 miles east of the Gallup Energy Logistics Park (GELP), a BNSF Certified Site served by BNSF's Southern Transcon railway, connecting Gallup Yard to Los Angeles, CA, and Chicago, IL. MCIP is within the 11-Hour Rule drive time from the ports of Los Angeles and Long Beach, CA, and from Oklahoma City, OK. The Gallup Municipal Airport is 5 miles from MCIP and the Albuquerque Sunport Commercial Airport is 140 miles east, via I-40 and I-25.



Patty Lundstrom, CEcD
 Executive Director
 patty@gallupedc.com

+1 (505) 722-2980

www.gallupedc.com

PROPERTY DETAILS



ACREAGE: 40 ACRES TOPOGRAPHY

Level & graded for development. The site contains four plats sized 6.6, 7.9, 11.4, and 12.9 acres.



ENVIRONMENTAL REVIEW OF SITE REPORT

A Phase I Brownfields Environmental Site Assessment found no environmental contamination on the site. The Carbon Coal Road Cultural Resources Survey and the 100' APE within the area of the industrial park site had no known or new cultural properties.



LEASE & SALE PRICE

LEASING: Prices Negotiable
SALE: Unavailable for Sale



MASTER PLANNED SITE

Click [HERE](#) to access the site plan, also available at www.gallupedc.com.



FIBER LOCATION & PROVIDERS

Commnet/Sacred Wind Communications telecommunications lines are located at US 491 and Chino Road, approximately 3,000 feet east of the industrial park. Sacred Wind's best average speed is 15.6 Mbps.



WORKFORCE CAPACITY & TRAINING

The total civilian workforce in McKinley County is 25,095. The workforce in Gallup is 12,718. (FRED Data, Apr. 2023 & U.S. Census QuickFacts, City of Gallup, Jul, 2021). The Southwest Indian Foundation operates a customizable workforce training program that provides training in the trades and stackable NCCER credentials to its participants. Other tech and industrial training providers in the area include University of New Mexico-Gallup, Navajo Technical University, and New Mexico State University-Grants campus.



TAXES & POWER COSTS

GRT: 6.5%
Power Per Billing Period: \$35.50 (system charge) + All On-Peak kWh \$0.15076/kWh + All Off-Peak \$0.06575/kWh.
Standard Industrial Capacity Electric Service to be provided by Continental Divide Electric Co-op.



NATURAL GAS PROVIDERS

Energy Transfer's Transwestern Pipeline and New Mexico Gas Company provide natural gas and gas service. The Transwestern Pipeline [a 30" natural gas line, 750 DTH/Day at 700-800SIG (& MAOP of 1008 PSTG)] runs 1/4 mile north of the site.



ELECTRIC PROVIDERS & SUBSTATION

PROVIDER: Continental Divide Electric Co-op
NEAREST SUBSTATION: The Allison Substation is located 5 miles southwest of MCIP. The Power Transformer is 115kV - 13.2/7.6kV, 15/20/25 MVA with LTC.
NEAREST FEED: A three-phase power line is located 1,500 ft west of the industrial park.



WATER & WASTEWATER

Water and waste water service are provided by the City of Gallup. A 24" water line that runs north to south approximately 500 feet east of the site will provide a maximum water demand of 1.03 million gallons per day (GPD) to the industrial park. The line will be extended 2 miles southward and will handle up to 529,100 GPD of sanitary sewer.



PROGRAMS FOR INCENTIVES

Local Economic Development Act (LEDA) & Industrial Revenue Bonds (IRB) support land, fixed equipment & machinery acquisition and development. **Job Training Incentive Program, Rural Jobs Tax Credit, and High Wage Jobs Tax Credits** support hiring local, rural workers and job training. Other Tax credits include **Gross Receipt Tax (GRT) Deduction for Manufacturers, Investment Tax Credit, and New Markets Tax Credit.**

GREATER GALLUP EDC

WWW.GALLUPEDC.COM

(505) 722-2980

102 W. HILL AVE.

GALLUP, NM 87301

Greater Gallup EDC MISSION: It is the mission of the Greater Gallup Economic Development Corporation "to drive economic growth through building on local assets and strategic partnering to target attraction, retention, and expansion of industrial employers that provide economic-base jobs in the Gallup-McKinley County area, and to support and promote a business friendly environment.